

ORDINANCE NO. 2018-5

AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, ADOPTING THE COMPREHENSIVE PLAN OF THE TOWN; ADOPTING AND APPROVING A MAP SETTING FORTH THE COMPREHENSIVE PLAN; DEFINING THE RELATIONSHIP BETWEEN THE COMPREHENSIVE PLAN AND THE TOWN DEVELOPMENT REGULATIONS AND THE CONSISTENCY REQUIRED BETWEEN THE PLAN AND THE DEVELOPMENT REGULATIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") desires to adopt the Comprehensive Plan of the Town (the "Plan") in order to recognize and respond to the realities of the past and projected growth of the City, the adjacent cities, and the nearby special districts; and

WHEREAS, the Town may adopt a Comprehensive Plan setting forth the long range development of the City, as defined in this ordinance for both the content, and design of the Plan; and

WHEREAS, the Plan may be used to coordinate and guide the establishment of the development regulations of the City; and

WHEREAS, the Comprehensive Plan is adopted by this Ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the Town Planning and Zoning Committee has recommended the Plan; and all other legal requirements have been met;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE TOWN OF BROCK, TEXAS, AS FOLLOWS:

SECTION 1. COMPREHENSIVE PLAN INCLUDING MAPS. The Comprehensive Plan attached hereto as Exhibit A is approved the Comprehensive Plan, including all maps and is referred to herein as the Plan. The maps include, and are not limited to, the following:

- A. Current Boundary Map - A map that illustrates the current boundaries of the Town and its extraterritorial jurisdiction ("ETJ"), which shall be kept in the office of the secretary or clerk of the Town.
- B. Comprehensive Plan Map - This map shall illustrate current and future land use and include the following:
 - (1) The existing zoning, if developed and no change is contemplated, and the planned zoning, if undeveloped and/or not zoned or a change in zoning is contemplated.
 - (2) The following legally required clearly visible statement:
"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

SECTION 2. PUBLIC VIEW. All Maps shall be readily available for viewing at the Brock ISD Administration Building, the Interim Town Hall.

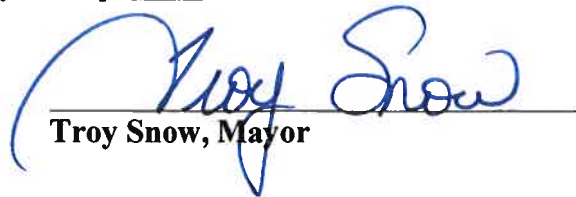
SECTION 3. EFFECT ON OTHER TOWN PLANS. The existence of the Town Comprehensive Plan does not limit the ability of the Town to prepare other plans, policies, or strategies as required. The relationship of the Plan and the development regulations, and other plans, policies or strategies of the Town may be determined in the discretion of the Town Commission on each specific development proposal brought before the City. The standards for determining the consistency required between the Plan and the development regulations will include a review of the proposal, its relationship to neighboring tracts, its requirements for road access and usage and utility services, and the best interest of the City, all as determined by the sound discretion of the Town Commission. The Town Commission is expected to apply development regulations in the form of zoning or development agreements in the best interest of the Town with regard to each tract of land. Variations between the Comprehensive Plan, and the development of each tract may occur as the Town Commission considers the all of the factors of the development that exist at the time the proposal for development is received. The creation by the Town Commission of an additional zoning district, or districts, in the Comprehensive Zoning Ordinance of the Town to accommodate current or future needs of the Town is authorized by this Comprehensive Plan. The use of development agreements for property located in the extra-territorial jurisdiction of the Town in compliance with the Texas Local Government Code is also authorized.

SECTION 4. SEVERABILITY CLAUSE. It is hereby declared the intention of the Town Commission that if any section, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or otherwise illegal by the valid judgment or decree of any court of competent jurisdiction, such event shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this, since the same would have been enacted by the Town Commission without such unconstitutional or illegal phrase, clause, sentence, paragraph, or section.

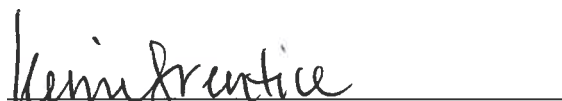
SECTION 5. REPEALER CLAUSE. This Ordinance adopts the initial Comprehensive Plans, including maps. All ordinances in conflict are repealed, and replaced by this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective upon passage.

PASSED AND APPROVED this the 17th day of September, 2018.



Troy Snow, Mayor



Kerrie Prentice, Clerk